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An overview of home modifications

Home modifications are updates made to your home to help manage your disability. They can be minor, like installing a new tap or something complex like modifying a bathroom.

Home modifications are different to assistive technology

Assistive technology can be items you buy from a shop and place in your home. Home modifications are parts of your home you change. For example, the structure or fixtures and fittings.

Home modifications can be more challenging to organise because they often involve installers, builders and qualified tradespeople.

For example, a non-slip mat is assistive technology. You can buy it from a shop and place it on the ground. But a non-slip floor treatment is a home modification. You ask an installer to come to your home and apply it to the floor.

What we can and can’t fund

Make a list of your goals and how home modifications will help you work towards them before you speak with your my NDIS contact about home modification support.

Your my NDIS contact will always consider if your request meets the NDIS supports that relate to your disability when looking at adding home modification supports into your plan.

This means they might ask you questions such as:

- Does the home modification relate to your disability?
- Will the home modification help you take part in social and work life?

- Is the home modification effective and beneficial for you?
- Is the home modification legal and safe?
- Should the home modification be funded or provided by another service?
- Is the home modification value for money?

NDIS funding can only pay for modifications to a home you own or to a home the owner agrees can be modified. Your my NDIS contact will tell you what other home and living supports are available if they think home modifications aren't the best solution for you.

Learn more about NDIS home and living options.

Your modification options

Simple home adaptions

Simple home adaptions are changes to your home to make it safer and easier to move around. They cost less than $1500 each. They're usually funded as a low-cost assistive technology.

Minor home modifications

Minor home modifications are changes to your home that are straightforward and don't affect the structure of your home.

Complex home modifications

Complex home modifications are changes to your home that affect its structure and or need custom or more technical work.

Learn more about what home modifications are.

Home modifications for new home builds

We can consider funding costs to change standard features of a house design to specific features that meet your disability support needs.

Examples we may consider funding include the costs to:

- have a wider doorway over a standard doorway
- install a disability specific toilet over a standard toilet.

Examples we likely wouldn't fund include the costs:

- for extensive earthworks due to choosing a sloping block
- to install a stair, platform or vertical lift due to choosing a two-storey house design.

How they work

Your my NDIS contact will talk to you about gathering the evidence you need to apply for funding when you ask for home modifications. You need different evidence for minor and complex modifications.

If you need to move out while the work is completed

Learn about what accommodation is available if you need to move out while work is being completed.

Speak to your my NDIS contact

The best way to discover if you're eligible for home and living supports is to talk to your my NDIS contact and ask for them to be included in your plan.

They'll take you through the different options and work with you on the best approach.

Our Guideline

Download the home modifications guideline:

- Home modifications (PDF 341KB)
- Home modifications (DOCX 127KB)

Related information

Guide to your NDIS home and living options

Guide to assistive technology

What is low-cost assistive technology

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